

WARRANTY DEED

Know All Men By These Presents

014834

NO TRANSFER
TAX
PAID

That Christopher R. Beach, of Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Roland R. Luce and Anna Luce of Waterville, in the County of Kennebec, and State of Maine, and whose mailing address is 26 Western Avenue, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Roland R. Luce and Anna Luce, their heirs and assigns forever.

A CERTAIN LOT or parcel of land, with any buildings thereon, situated in ~~Waterville~~, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

BEGINNING at a stone monument set on the southerly line of Hazelwood Avenue at the northeasterly corner of land of the grantee; thence S 28 - 20' - 59" W along the easterly line of said grantee land a distance of 43.00' to an iron pin; thence S 63 - 10' - 46" E a distance of 10.50' to an iron pin; thence N 26 - 21' - 03" E a distance of 43.00' to an iron pin set on said southerly line of road; thence N 63 - 16' - 04" W along said southerly line of Hazelwood Avenue a distance of 9.00' to the stone monument at the point of beginning. The above described parcel of land contains 419.16 square feet of the northwesterly corner of land of the grantor.

BEING the same premises acquired by Christopher R. Beach by Warranty Deed from Martha R. Beach, dated January 31, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2539, Page 306.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Roland R. Luce and Anna Luce, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Christopher R. Beach, have hereunto set my hand and seal this 26th day of May, 1992.

Signed, Sealed and Delivered
in the presence of

St. John

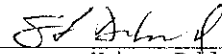
Christopher R. Beach
Christopher R. Beach

STATE OF MAINE
COUNTY OF KENNEBEC, ss

May 26, 1992

Personally appeared the above named Christopher R. Beach and acknowledged the foregoing to be his free act and deed.

Before me,



Notary Public

Print Name: _____

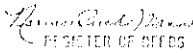
My Commission expires: _____

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994



RECEIVED KENNEBEC SS.

1992 JUN 16 AM 9:00

ATTEST: 
REGISTER OF DEEDS